

SUMMARY COMPARISON  
OF AREAS

Notes:

USF is the total useable area available for programmed space, including primary and secondary circulation.

U:G Ratio (Building Efficiency) is provided for information only.

n/a = Not Available

All area calculations are approximate and have a margin of error of +/- 10%. HLW area calculations are based on a reasonable and customary interpretation of drawings as provided and do not attest to the accuracy of said drawings.



Building Address	Building Name	Floor	Nassau County Calculation		HLW Calculation		U:G	Comments
			GSF	USF	GSF	USF		
1490 Franklin Avenue	Police Headquarters	Basement	51,318	n/a	41,826	35,552	85%	Single Line Drawing; NSF Calculated with Assumed 85% Building Efficiency.
		First	52,811	n/a	52,041	44,235	85%	
		Second	52,811	n/a	52,950	45,007	85%	
			156,940	n/a	146,817	124,794	85%	
EOC - 1490 Franklin Avenue	EOC	Basement	20,229	n/a	20,794	16,612	80%	
			20,229	n/a	20,794	16,612	80%	
1550 Franklin Avenue - RESTORED	TR Building	Basement	30,000	18,000	30,000	13,500	45%	Assumption only; calculated with existing building efficiency
		First	30,000	18,000	30,000	18,000	60%	
		Second	26,000	15,600	26,000	15,600	60%	
			86,000	51,600	86,000	47,100	55%	
1550 Franklin Avenue - EXISTING	TR Building	Basement	47,136	21,200	47,347	21,306	45%	Assumption only; calculated with existing building efficiency
		First	47,136	28,282	47,447	28,468	60%	
		Second	40,190	24,114	40,190	24,114	60%	
			134,462	73,596	134,984	73,888	55%	
One West Street	County Executive	Basement	28,132	n/a	30,480	21,746	71%	
		First	27,851	n/a	29,595	23,336	79%	
		Second	27,851	n/a	30,356	24,781	82%	
		Third	27,851	n/a	30,295	24,406	81%	
		Fourth	12,280	n/a	13,563	10,046	74%	
		Fifth	12,280	n/a	13,563	10,046	74%	
100 County Seat Drive	DPW Lab	Ground	5,600	n/a	n/a	n/a		Computer Files of Entire Building Not Available
			5,600	n/a	n/a	n/a		
200 County Seat Drive		Ground	n/a	n/a	n/a	n/a		Computer Files Not Available
			n/a	n/a	n/a	n/a		
101 County Seat Drive	Social Services	Basement	70,204	n/a	72,977	41,344	57%	
		First	69,272	n/a	71,436	51,094	72%	
		Second	74,583	n/a	73,716	61,683	84%	
		Third	74,927	n/a	76,713	61,749	80%	
			288,986	n/a	294,842	215,870	73%	
400 County Seat Drive		Basement	44,562	n/a	48,227	43,986	91%	
		First	46,203	n/a	48,227	42,883	89%	
		Second	45,369	n/a	47,598	42,114	88%	
100 Supreme Court Drive	Supreme Court	Cellar	50,919	n/a	51,780	46,602	90%	NSF assumed at 90% of GSF for cellar floor only.
		First	52,450	n/a	52,842	47,899	91%	
100 Supreme Court Drive	Supreme Court	Second	53,246	n/a	53,692	37,551	70%	
		Third	53,246	n/a	53,685	48,006	89%	
		Fourth	53,246	n/a	53,684	48,081	90%	
			263,107	n/a	265,684	228,138	86%	
240 Old Country Road		Basement	29,928	n/a	31,376	27,696	88%	
		First	29,132	n/a	31,081	27,324	88%	
		Second	29,928	n/a	30,956	27,901	90%	
		Third	29,928	n/a	30,956	27,409	89%	
		Fourth	29,928	n/a	30,956	27,409	89%	
		Fifth	29,928	n/a	30,954	27,423	89%	
		Sixth	29,928	n/a	30,956	27,624	89%	
			208,700	n/a	217,233	192,785	89%	

SUMMARY COMPARISON  
OF AREAS

Notes:

USF is the total useable area available for programmed space, including primary and secondary circulation.

U:G Ratio (Building Efficiency) is provided for information only.

n/a = Not Available

All area calculations are approximate and have a margin of error of +/- 10%. HLW area calculations are based on a reasonable and customary interpretation of drawings as provided and do not attest to the accuracy of said drawings.



Building Address	Building Name	Floor	Nassau County Calculation		HLW Calculation		U:G	Comments
			GSF	USF	GSF	USF		
252/262/272 Old Country Road	County Court	Center B	51,600	n/a	62,764	48,666	78%	
		Center 1	51,600	n/a	62,764	48,757	78%	
		Center 2	51,600	n/a	62,764	34,560	55%	
		Center 3	51,600	n/a	62,840	46,348	74%	
		East Wing B	11,200	n/a	12,589	11,193	89%	
		East Wing 1	11,200	n/a	12,656	10,215	81%	
		East Wing 2	11,200	n/a	12,656	12,589	99%	
		West Wing B	11,200	n/a	12,589	11,193	89%	
		West Wing 1	11,200	n/a	12,656	10,215	81%	
		West Wing 2	11,200	n/a	12,656	12,589	99%	
			273,600	n/a	326,936	246,326	75%	
1200 Old Country Road	Family Court	Basement	11,767	n/a	13,288	12,034	91%	
		First	17,679	n/a	18,860	16,796	89%	
		Second	17,679	n/a	18,861	16,693	89%	
		Third	11,767	n/a	12,747	11,078	87%	
			58,892	n/a	63,757	56,601	89%	
61 Carmen Avenue	Juvenile Detention	First	34,926	n/a	38,335	35,804	93%	
			34,926	n/a	38,335	35,804	93%	
40 Main Street Hempstead		Basement	14,419	n/a	n/a	n/a	n/a	Computer Files Not Available Computer Files Not Available; Nassau County Calculation of GSF Does Not Include Primary Circulation Computer Files Not Available Computer Files Not Available
		First	13,745	n/a	n/a	n/a	n/a	
		Second	15,725	n/a	n/a	n/a	n/a	
		Third	15,610	n/a	n/a	n/a	n/a	
			59,499	n/a	n/a	n/a	n/a	
1255 Newbridge Road		n/a	n/a	n/a	n/a	n/a	n/a	Computer file not to scale.
Building 5 - Grumman		Zone A - First	n/a	n/a	51,754	48,963	95%	
		Zone A - M1	n/a	n/a	51,318	6,193	12%	
		Zone A - M2	n/a	n/a	49,199	12,662	26%	
		Zone A - M3	n/a	n/a	49,199	13,430	27%	
		Zone A - M4	n/a	n/a	1,930	1,710	89%	
		Zone B - First	n/a	n/a	32,269	31,132	96%	
		Zone B - M1	n/a	n/a	10,150	8,283	82%	
		Zone B - M2	n/a	n/a	30,828	8,477	27%	
		Zone B - M3	n/a	n/a	32,781	25,781	79%	
		Zone C - First	n/a	n/a	39,589	36,320	92%	
		Zone C - Second	n/a	n/a	39,712	26,126	66%	
		Zone D - First	n/a	n/a	59,037	57,166	97%	
		Zone E - First	n/a	n/a	69,959	62,327	89%	
		Zone F - First	n/a	n/a	75,472	71,830	95%	
		Zone G - First	n/a	n/a	52,704	44,389	84%	
		Zone G3 - M1	n/a	n/a	24,114	13,673	57%	
		Zone G1 - M1	n/a	n/a	37,780	36,576	97%	
		Zone H1 - Second	n/a	n/a	29,402	26,680	91%	
		Zone H2 - Second	n/a	n/a	30,346	27,926	92%	
		Zone H3 - Second	n/a	n/a	56,610	53,880	95%	
		Zone H4 - Third	n/a	n/a	3,394	3,022	89%	
			n/a	n/a	827,546	616,546	75%	
100 Main Street			n/a	n/a	n/a	n/a	n/a	Computer File Not Available
99 Main Street Hempstead		Basement	45,377	n/a	44,992	41,515	92%	
		First	44,017	n/a	44,362	40,820	92%	
		Second	42,960	n/a	46,982	40,383	86%	
		Third	42,949	n/a	46,982	44,261	94%	
			175,303	n/a	183,317	166,978	91%	

SUMMARY COMPARISON  
OF AREAS

Notes:

USF is the total useable area available for programmed space, including primary and secondary circulation.

U:G Ratio (Building Efficiency) is provided for information only.

n/a = Not Available

All area calculations are approximate and have a margin of error of +/- 10%. HLW area calculations are based on a reasonable and customary interpretation of drawings as provided and do not attest to the accuracy of said drawings.

Building Address	Building Name	Floor	Nassau County Calculation		HLW Calculation		U:G	Comments
			GSF	USF	GSF	USF		
i.park	Main Building	First	n/a	n/a	410,613	396,266	97%	Assumes 10,000 USF of "Main Street" removed from Rental Units. Core areas assumed to be 13,014 usf.
					410,613	396,266	97%	
i.park	South Building	First	150,000	n/a	n/a	n/a		
			150,000		n/a	n/a		
Hangar 7	Fleet Maintenance		n/a	n/a	n/a	n/a		Require direction re: occupied area
			n/a		n/a	n/a		
970 Brush Hollow Road	Police	Ground	10,697	n/a	11,245	10,480	93%	
			10,697	n/a	11,245	10,480	93%	

